



Notice of Public Hearing

Windham Planning Board

May 17, 2023 - 7:00 PM

Community Development Department

3 North Lowell Road Windham, NH 03087

To access via Zoom: <https://us02web.zoom.us/j/84209424955?pwd=MTR6TWWhLSmEwTnVxQkRnRFd3L0tKZz09>

Meeting number/access code: 842 0942 4955 Password: 688721 To join by phone: +1-646-876-9923

Notice is hereby given that the Windham Planning Board will hold a public hearing at the Community Development Department. The following applications have been submitted for review. If each application is deemed complete, a public hearing will immediately follow.

Case 2023-06 – 1 and 3 industrial Drive – 13-A-198 & 13-A-197; Final Site Plan, Final Subdivision, WPOD Site Plan and Subdivision permit; Zone – Limited Industrial and WPOD

Applicant, Karl Dubay – The Dubay Group Inc., and Owner, AFS Realty, LLC, seek a Major Final Site Plan, Final Subdivision, and a WPOD: Site Plan / Subdivision permit, to construct a two-story 6,000 s.f footprint addition to the existing building and other associated site improvements. The proposal also includes a lot line adjustment that will add 52,701 SF of land from parcel 13-A-197 to 13-A-198.

Case 2023-07 – 12 Roulston Rd and Lamson Rd – 13-A-102 and 13-A-196B; WWPD Special Permit; Zone – Limited Industrial, WWPD, and WPOD.

Applicant, Melissa Runde, Edward Herbert Assoc. Inc., and Owner, Ramos Real Estate, LLC, are seeking to construct a two-unit residential building (duplex), with each unit having three-bedrooms, and other associated site improvements. The building will have its own well and state-approved septic system. The Owner also intends to merge parcels 13-A-102 and 13-A-196B.

Case 2023-08 – 2 Floral St (Parcel 11-A-1657); WWPD Special Permit; Zone – Rural District and WWPD

Applicant Joe Maynard of Benchmark LLC, representing the property owners, Ryan and Rachelly Bartolotta, requests a Wetland and Watershed Protection District (WWPD) Special Permit to construct an inground swimming pool, patio, cabana, and to allow the Single-Family Dwelling and septic system to remain in the WWPD.

Case 2023-09 – 11 McIntosh Hollow Rd (Parcel 13-C-2); WWPD Special Permit; Zone – Residential District A and WWPD

Applicant Joe Maynard of Benchmark LLC, representing the property owner, Nassar Investment Trust, requests a Wetland and Watershed Protection District (WWPD) Special Permit to allow the construction of a portion of a Single-Family Dwelling, yard area, and associated site improvements within the 200 ft WWPD.

Please note that previously noticed public hearings and/or other items that do not require a public hearing may be heard at the meeting. Please check the official agenda for the meeting at www.windhamnh.gov/AgendaCenter.

Copies of all Planning Board materials are available for review at the Windham Community Development Department during regular business hours and at www.WindhamNH.gov. See the "Planning Board" page; "[Current Case Files](#)". All members of the public are welcome to attend the public hearing in person, via Zoom, or watch live streaming on Windham Community Television, wctv21.com, or Comcast Channel 20.2.